BLOCK 1 LOT 8
IN OR 2419/625
AMELIA PARK COASTAL DISTRICT

COMBS BEVERLY H LIVING TRUST/COMBS BEVERLY H TRUST
1560 NOLEN LN
FERNANDINA BEACH, FL 32034-2939

2023

00-00-31-102D-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

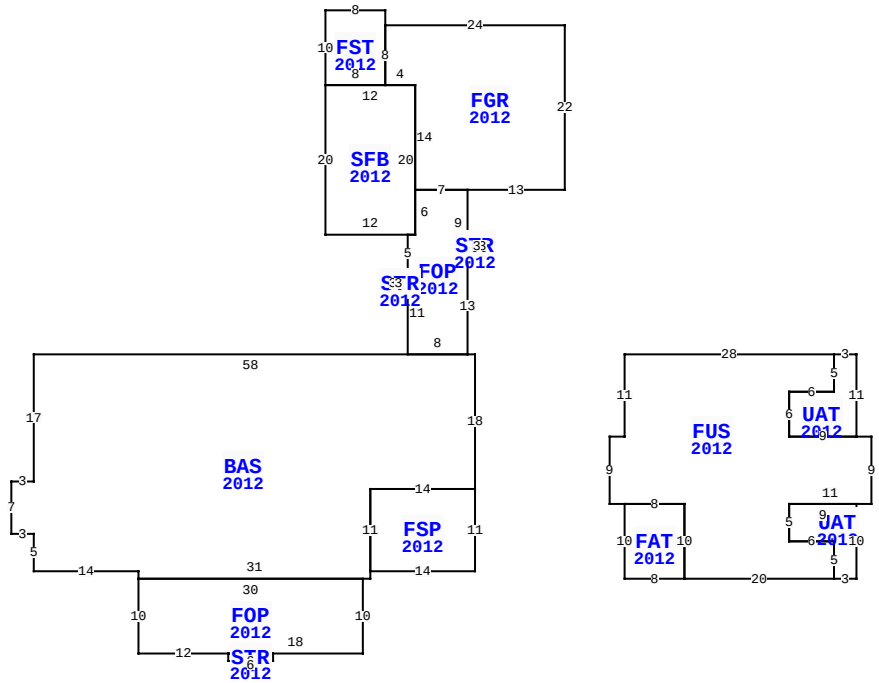
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	257,933
FAT	80	20	16	2,565
FGR	472	55	260	41,680
FOP	170	30	51	8,176
FOP	300	30	90	14,427
FSP	154	40	62	9,939
FST	80	55	44	7,054
FUS	757	100	757	121,352
SFB	240	80	192	30,779
STR	6	10	1	160
TOTALS	4,009		3,097	496,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,097	117.7968	167.86	519,862	2012	2012	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2013 Heated Area: 2574 HX Base Yr 2013



** This building has 14 Sub-Areas

1560 NOLEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		496,468
TOTAL MARKET OB/XF VALUE		2,173
TOTAL LAND VALUE - MARKET		155,250
TOTAL MARKET VALUE		653,891
SOH/AGL Deduction		318,501
ASSESSED VALUE		335,390
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,390
TOTAL JUST VALUE		653,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120083	NEW CONSTR	365,000	01/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0625	12/15/2020	WD	U	I	11	100
GRANTOR: COMBS ROBERT J & BEVE						
GRANTEE: COMBS BEVERLY H LIV						
1668/1635	3/22/2010	WD	Q	V	02	85,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: COMBS ROBERT J & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W1 FOP=[YR=2012] N13 STR=[YR=2012] E2N3W2S3$ N9 FGR=[YR=2012] E13N22W24 FST=[YR=2012] N2W8S10 SFB=[YR=2012] S20E12N20W12$ E8N8$ S8 E4S14E7$ W7S6W1S5 STR=[YR=2012] W2S3 E2N3$ S11 E8$ W58 S17W3S7E3S5 E14S1 FOP=[YR=2012] S10E12 STR=[YR=2012] S1E6N1W6$ E18N10W30$ E31N1 FSP=[YR=2012] E14N11W14S11$ N11E14 N18$ PTR=E20 FUS=[YR=2012] S11W2S9E2 FAT=[YR=2012] S10E8N10W8$ E8S10E20 UAT=[YR=2012] E3N10W9S5E6S5$ N5W6N5 E11N9W2UAT=[YR=2012] N11W3S5W6S6E9$ W9N6E6N5W28$ W20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50	6.50	100	2012	2012	3	94	1,515	
2	0855	CONC PAVER	0	100	20	5	100.00	SF	7.00	7.00	100	2012	2012	3	94	658	

LAND DESCRIPTION

TOTAL OB/XF 2,173

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-2	0.00	0.00	45.00	FF		1.00	1.00	1.15	3,000.00	3,450.00	155,250							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250 PRINTED 08/02/2023 BY SYS